

SPICERTOWN URBAN RENEWAL AREA

ELIGIBILITY REPORT AND URBAN RENEWAL PLAN



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City of Akron, Ohio

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DETERMINATION OF ELIGIBILITY REPORT

I. EXECUTIVE SUMMARY

Leighty and Snider, Inc. was retained by the City of Akron to undertake a study of the condition of all properties, public right of way and other improvements in the designated Spicertown Urban Renewal Area to determine the degree of deterioration, and if conditions of "blight" exist. The result of that undertaking is the following study.

The Spicertown Urban Renewal Area Study consists of a compilation of those factors contributing to the eligibility of this area (hereinafter called "Study Area") as a "blighted and deteriorated area" under the provisions of Chapter 725 of the Ohio Revised Code (ORC).

Data was collected via the following methods:

- a thorough and complete inspection, and subsequent assessment, of all tax parcels located within the Study Area including the exterior condition of all 166 principal buildings and 27 outbuildings and an interior inspection of 32 principal buildings;
- an assessment of the condition of other known and/or visible improvements in the Study Area including, but not limited to, accessory structures, streets, alleys, driveways, curbs, gutters, sidewalks, parking lots, water mains, sewer mains, storm sewers, catch basins, billboards and other miscellaneous appurtenances;
- observation and documentation of stray animals, insects, debris, litter, junk, appliances, vehicles, standing water and other environmental conditions;
- an analysis of data provided by various City departments (Planning & Urban Development, Health, etc.) regarding other environmental, economic and social conditions not readily observable at a given point in time during the field survey process; and
- a review of Summit County property tax records for each parcel of property in the Study Area.
- after thorough examination of the evidence brought forth as a result of the performance of the above, Leighty and Snider, Inc. recommends to the City of Akron that there exists, as of August, 2004, sufficient evidence to declare the entire Spicertown Urban Renewal Area a "blighted area" under the provisions of Chapter 725 and Chapter 1728.01 of the Ohio Revised Code (ORC).
- the Study Area is shown in Appendix 1 – Maps 1 and 2 and subsequent maps. A finding of "blighted area" under ORC 725 and ORC 1728.01 for this specific geographic area is based on the following factors:

- the fact that 57% of the principal buildings in the Study Area was found to be either substandard or have major structural defects;
- the existence of a substantial number (29) and percentage (17%) of substandard principal buildings;;
- the existence of unsanitary and unsafe conditions at specific locations within the Study Area, and the existence of conditions which endanger life or property by fire and other causes;
- faulty lot layout in relation to accessibility and use;
- deteriorated public infrastructure, and related improvements, throughout the Study Area;
- property ownership and parcel configuration which is not conducive to development.
- Street and rights of way configuration of which inhibits redevelopment of the area and conflicts with the proper use of existing facilities and infrastructure in the area.

II. PURPOSE OF STUDY

The purpose of this Spicertown Urban Renewal Area Study is to determine whether blighting conditions, as defined in the Ohio Revised Code, presently exist at a sufficient level within the designated Study Area so as to substantially impair the sound growth of the municipality, retard the provision of housing accommodations, or constitute an economic or social liability and are a menace to the public health, safety, morals, or welfare in its present condition and use.

III. DEFINITION OF BLIGHTED AREA

For the purpose of this study, a "blighted area" is defined in accordance with Chapter 725 of the Ohio Revised Code.

Chapter 725.01(B) defines "blighted area" as, "an area within a municipality, which area by reason of the presence of a substantial number of slum, deteriorated, or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a municipal corporation, retards the provision of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use."

IV. DESIGNATED STUDY AREA

A. General Location of Study Area

The specific area designated by the City of Akron for study is the Spicertown Urban Renewal Area. Spicertown is situated in the east central section of the City (see Appendix 1 -).

B. Boundaries of Study Area

The boundaries of the Spicertown Urban Renewal Area are set forth in Appendix 2 (also see Appendix 1 - Map 2 – Spicertown Renewal Map).

C. Background and General Area

In order to undertake a survey of physical conditions, it is necessary to look at not only the Study Area itself, but the surrounding area in which it is located, and by which it is affected. The Study Area is located on the near east side of the City less than a mile from the edge of the Central Business District. It is between two designated Redevelopment Areas of the City, the Market-Union and Middlebury Redevelopment Areas designated in the mid 1990's. It is south of the SUMMA Redevelopment designated in late 2000. This area is part of the oldest section of the City and has some of the most deteriorated and blighted areas from a social, economic and physical standpoint.

The Study Area is located in 2000 Census Tract 5041. The 2000 Census indicated that Census Tract 5012 had a population of 1,496 persons. The Spicertown area comprises roughly half of this tract. The average family income (AFI) was over \$15,000 below that for the City as a whole (\$32,759 vs \$47,892). The median construction year of the housing was 1939 compared to 1950 for the City. Finally, the median value of Owner Occupied Homes in the City was \$76,500 compared to \$46,800 in the study area.

Police crime statistics for this area indicated there were well over 500 criminal events reported from 1-03 to 6-04. This is roughly 28 reported criminal events per month for that period.

The study area is located in zip code 44311. The City and County Health Departments indicates that 15% of the blood tests on children below the age of 7 are elevated (above .10 dbi). This makes the zip code the fourth highest area in the County, In addition, 55% of the children in this zip code are below the poverty level.

In short, the Census figures and other data indicate an area which has social, housing, and economic problems much greater than the City has control.

The Study Area is heavily influenced by Akron University which is located west, northwest and north of the area. In fact, the University owns land immediately adjacent to the northwestern boundary area.

Much of the area is inhabited by students at the University; which tend to be young and transient. Most of the commercial enterprises in the area, which are located primarily along both sides of Exchange Street, are oriented toward students at the University (fast food, convenience stores, bars, tattoo parlors, etc.) Some of these commercial locations are in two story buildings which have residences above, other commercial enterprises, or are vacant. A few commercial enterprises are located off of Exchange Street, but these tend to be offices for rental unit enterprises, storage, or occupied primarily by young transient residents. It is hardly surprising that the predominately frame, relatively old, converted (to a larger occupancy use) residential structures are in a deteriorated condition. Given that this area is one of the older portions of the City, it is also not surprising that a number of principle structures are located on "Courts" (narrow, often dead end, alleys). These narrow rights of way (varying from 13-18 linear feet) provide the only access to these multiple units (residences where structures are often located on very small irregular lots (see Appendix 2).

D. Study Area

The actual Study Area is approximately 40.56 acres in size (see Appendix 1, Map 2; and Appendix 3, Table 1) and contains 166 principal buildings and 27 accessory buildings. Table 1 contains information about tax parcel size in the area.

E. Zoning

The existing zoning of the area is provided on Map 4. Presently, most all of the area south of Exchange Street is zoned apartment which would permit the prevalent student housing. The only exception is one parcel zoned retail at the corner of Brown and Power Streets. The area north of Exchange Street is all zoned UPD-25. The area on the south side of Exchange Street is zoned retail from Brown Street to Ohio Route 8.

F. Property Ownership and Summit County Market/Tax Value

Property Ownership

There are 213 tax parcels in the Study Area. The existing ownership, as of August 2004, is provided in Appendix 3, Table 1.

While property ownership in the area is still diverse and fragmented, several private companies and persons have acquired ownership of a relatively significant number of parcels. This is especially true of the project area west of Spicer Street.

First, and foremost, among these owners is the Brown/Triad Corp. which has the largest number of parcels by far. They are followed, to a lesser but no less significant degree, by 473 Brown Street LLC, Brownstone Apartments, LLC, Chaney Properties LLC and Drumm, Donald D and Elizabeth B Trustees.

The present parcel layout south of the Exchange Street properties is not conducive to modern day development for virtually any kind of residential use. This portion of the Study Area is characterized by single family, duplex, and multifamily units located on very small irregular lots originally developed in the mid to late 1800's and early 1900's. The present lot ownership and configuration make development for present day multifamily operations difficult, if not impossible.

In addition, numerous small parcels are located on narrow, often dead end "courts". These barely permit one lane of traffic and are, in reality, what are usually called "alleys", which are normally used as service access (coal, delivery, trash pickup, etc.) as opposed to primary access venues. These "courts" are the site of numerous residential structures, many with multiple unit structures.

Along Exchange Street virtually all of the parcels are long and narrow as would be expected in very old sections of the City. This layout makes development of contemporary retail facilities difficult as they normally require a number of these lots for such development under current standards and practices.

G. Existing Land Use

The Study Area contains the following land uses of August, 2004: single family residence, two family and three family residences, apartment residences, commercial, retail, office, parking, vacant lots, and streets, alleys and other rights of way.

<u>Land Use</u>	<u># of Lots</u>	<u>% of Total</u>
Single Family Use	54	33.0%
Duplex	55	33.0%
Three Family	10	6.0%
Institutional	1	1.0%
Retail/Office/Commercial	34	21.0%
Apartments	10	6.0%

See Appendix 1, Map 3 and Appendix 3, Table 2.

H. Building and Property Conditions

Prior to assessing the building and property conditions in the Study Area, the following definitions were established as the basis for the on-site surveys.

Definitions

A principal building (i.e., suitable for human use or occupancy) is considered to be:

1. Standard - if it has no major components with any deficiencies and has no more than three minor components with minor deficiencies.
2. Minor Deterioration - if it has no major components with major deficiencies, and no more than four minor components with major deficiencies.
3. Major Deterioration - if it has at least one major component with a major deficiency, or worse; and more than two major or minor components with major deficiencies.
4. Substandard, Warranting Clearance - if it has at least one major component which is substandard, and three minor components with major deficiencies, or two major components which are substandard or, because of a significant number of minor, major and/or substandard deficiencies, is deemed to be economically infeasible for rehabilitation.

Other accessory buildings and structures are considered to be:

1. Standard - if no apparent defects exist.
2. Minor Deterioration - if only minor defects exist and normal maintenance is required.
3. Major Deterioration - if substandard defects require major repair or replacement.
4. Substandard - if numerous major defects or failing materials exist requiring replacement.

In addition to determining the physical condition of the principal and accessory structures, the overall condition of the property site features and other site improvements was ascertained. Thus, a combination of building conditions, driveway/off street parking area conditions, parking space, adequacy, accessory structures (billboard, storage sheds, trash facilities, fences, garages, etc.) conditions, and site features (service walks, private alleys, landscaping, etc.) was used to determine whether a property, including vacant land, was in a sound, deteriorating or substandard condition. Using this method, a total of 163 principal structures were found and all were surveyed. Of the 163 principal structures, 29 (19%) were found to be in a substandard condition; 43 (29%) were found to exhibit major deterioration. **Only 19 (12%) of the principal buildings were found to be in a sound condition.** Table 3 below summarizes the property and building conditions. A detailed summary of each property and its condition can be found in

Appendix 6 - Building/Property Conditions Survey Forms and Table 2.

Table 3
Summary of Building and Property Conditions

<u>Conditions</u>	<u>Sound</u>	<u>Minor Deterioration</u>	<u>Major Deterioration</u>	<u>Substandard</u>	<u>Total</u>
Principal Buildings	19	52	66	29	166

Appendix 6 - Photographs of the Study Area contains a sampling of the approximately 800 photographs taken of structures and conditions in the Study Area. These photographs attempt to depict the current deteriorating building and environmental conditions of the Study Area.

Besides to the above-cited major structures, there were found to be 27 accessory or minor structures. These are primarily garages and storage buildings. In general most, but not all, of these structures evidence major deficiencies, or were substandard and constitute a blight on the area.

In addition to the extensive survey of the Study Area undertaken in August, 2004, the City of Akron Housing Division reviewed its current records for recent violations of the Environmental Health and Housing Code by dwelling units in the area. Of the 63 inspected units, 59 (94%) had some violation. Nineteen were corrected and 40 (63%) still had open violations. Four structures (6%) were designated for demolition.

I. Infrastructure and Public Utilities

A number of deficiencies exist with respect to the infrastructure, public utilities and environmental conditions within the Study Area.

- Sidewalk, curb and gutter along both sides of gage Street between Spicer and Route 8 is substandard. Both are seriously damaged and/or deteriorated for much of this length. Both are broken, cracked, missing in places, and often non functional. Several storm drainage catch basins are damaged. The asphalt street surface is deteriorated, with numerous areas of cracking and separation. The "court" behind the first row of residences on the east side of Spicer is unpaved, with scattered rock and broken concrete. It is substandard
- All of the "court streets" are very narrow (13-18 ft. in width). They are all, except Abbot, very deteriorated. Most have large pot holes, uneven surfaces, and broken surface material. Except for Abbot, all are substandard. They have mixed surfaces of concrete, asphalt, and rock. A number, such as Moon, Bertsch, Brecht, and the extension of Emmit beyond Gray, are dead ends with no turning around a vehicle.

- Brown Street from Power Street to Exchange Street is in relatively good condition as are the sidewalks, curbs and gutters.
- Exchange Street from Brown Street to the right of way of Ohio Route 8 is also in relatively good condition as are the sidewalks, tree planting and decorative areas, and curb and gutter.
- Power Street from Spicer Street to Brown Street is deteriorated with extensive asphalt cracking, some missing material, and obvious signs of extreme wear. There is also numerous areas of broken, cracked, uneven sidewalk, and missing curb, curb with no drainage capacity (paving up to the edge of curb), and broken and cracked curb and gutter.
- Crouse Street from Brown Street to the Ohio Route 8 right of way is deteriorated with extensive asphalt cracking, some missing material and obvious signs of extreme wear. There is also numerous areas of broken, cracked, uneven sidewalk, and missing curb, curb with no drainage capacity (paving up to the edge of curb), and broken and cracked curb and gutter.
- Kim Street from Crouse Street to the Exchange Street is deteriorated with extensive asphalt cracking, some missing material and obvious signs of extreme wear. There is also numerous areas of broken, cracked, uneven sidewalk, and missing curb, curb with no drainage capacity (paving up to the edge of curb), and broken and cracked curb and gutter.

J. Environmental Conditions

The environmental conditions in the Study Area are pretty much what one would expect in a deteriorated inner city in the United States today.

- The vacant lots, as well as many developed lots, in the area evidence considerable debris, old tires, containers, paper, stored building materials, etc. and are an adverse influence on the area. There are only a few vacant lots in the area. Most (14) of these are used for parking for adjacent dwellings or retail customers. All of these parking areas are paved. However, several have seriously deteriorated asphalt surfaces and a number have broken cracked and separated concrete sidewalks and drive aprons, where the latter exist. They also tend to collect litter and other trash. The deteriorated lots constitute a blight on the area.
- At a number of sites there were relatively large collections of discarded furniture, appliances, and other household goods.
- While the survey was underway, several boarded up dwelling units were

observed in the area. There was also one unboarded, vacant open unit in the area. These boarded units and structures constitute a blight on the area.

- A number of the yard areas for various dwelling units were found to contain trash, debris, weeds, plumbing fixtures, unlicensed motor vehicles, scattered building materials, etc. These conditions constitute a blight on the area.

K. Social Conditions

Given the relatively small size of the Study Area, there are not many direct adverse social conditions which can be attributed strictly to this area. However, it undoubtedly reflects the conditions of the immediate surrounding area. Some of these adverse social conditions are set forth on page 3 of this report and deal with the high crime rate, lower property values, etc.

Several persons, rather disheveled in appearance, were observed walking in traffic, standing in the roadway, or on the walkway, and gesticulating, warning, talking in loud voice to the passing traffic, or to no one in particular. It appeared these persons possibly had some mental disorder or were under the influence of drugs or alcohol. On one occasion such a person advanced on a surveyor in an apparent menacing manner. Fortunately, it was possible to shoo them away without incident.

Some indication of the existence of these adverse conditions can be found in the fact that some of the vacant buildings in the area evidenced various types of graffiti, as did concrete sidewalks for Route 8. Such graffiti is often evidence of young gang activity.

STATEMENT OF FINDINGS

The information presented in the above sections of this study, and in the attached appendices, is adequate to support the finding that the entire Spicertown Urban Renewal Area is a "blighted area" under the provisions of Chapter 725 of the Ohio Revised Code.

Overall, the majority of the evidence indicates there exists in general, throughout the entire Spicertown Urban Renewal Area, conditions which substantially impair the sound growth the Spicertown Urban Renewal Area, as well as the entire municipality, and constitute a menace to the public health, safety, morals and welfare of the area and community.

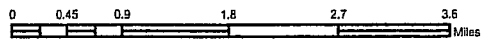
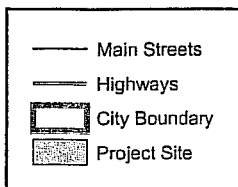
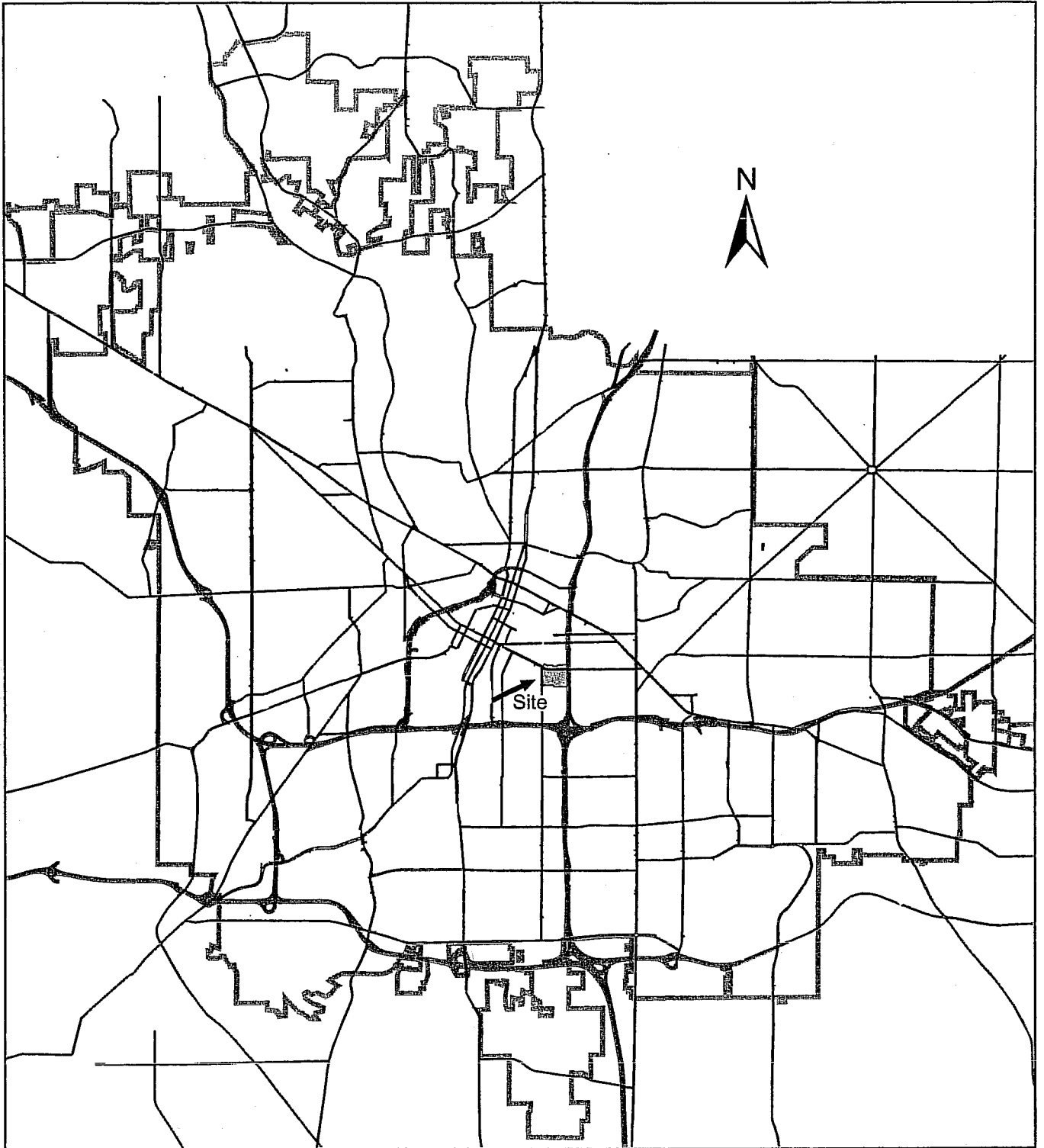
The specific findings for the Spicertown Urban Renewal Area are as follows:

- the existence of a substantial number of substandard and deteriorated properties. Of the 166 principal structures within the Study Area, 29 (17%) were found to be in a substandard condition and another 66 (40%) had major deterioration;

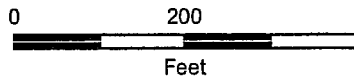
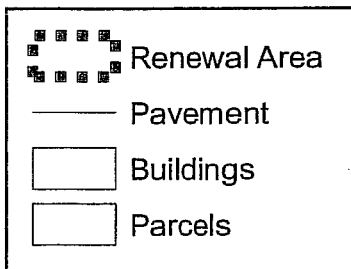
- only 19 (12%) of the principal buildings throughout the Study Area were found to be sound;
- the existence of a substantial number and percentage of accessory buildings which are deteriorated and a blight on the area;
- the existence of unsanitary and unsafe conditions at specific locations within the Study Area;
- the existence of conditions which endanger life or property by fire and other causes;
- lot ownership which impairs or arrests sound growth and development in the area;
- faulty lot layout in relation to accessibility due to obsolete platting;
- deteriorated public infrastructure and related improvements throughout the Study Area;
- unsafe and unsanitary conditions as evidenced by the considerable amount of trash, debris, and litter;
- inadequate street layout which uses narrow "courts" as the primary access to numerous residential units;
- deviant and anti social behavior as evidenced by graffiti in numerous places;
- a high incidence of criminal activity in the study area.

The above stated conditions are found to substantially impair and arrest the sound growth of the municipality, retard the provisions of housing accommodations, or constitute an economic or social liability and are a menace to the public health, safety, morals or welfare of the Spicertown Urban Renewal Area. Thus, conditions taken as a whole as of August, 2004, provide the basis for making a finding that the entire Spicertown Urban Renewal Area is a "blighted area" under the definition set forth in Chapter 725 and Chapter 1728.01 of the Ohio Revised Code.

Spicertown Renewal Area Project Location



Spicertown Renewal Area Boundary Map



APPENDIX 2

BOUNDARY DESCRIPTION

SPICERTOWN URBAN RENEWAL AREA

Beginning at a point, said point being the intersection of the eastern right of way line of Brown Street and the northern right of way line of Exchange Street, thence in an easterly direction along the northern right of way line of Exchange Street to a point, said point being the western property line extended of Summit County tax parcel no. 6744116 and the northern right of way line of Exchange Street, thence in a northerly direction along the western property line of Summit County tax parcel no. 6744116 to a point, said point being the intersection of the western property line of the aforementioned parcel and the northern property line of the same parcel, thence in an easterly direction along the northern property line of Summit County tax parcels 67301139, 6744116, 6854343, 6743852, 6743851, 6743853, 6737314, 6717778, 6802815, 6731544, 6724122, 6833722, 6833701 and 6744388 to a point, said point being the intersection of the northern property line of Summit County tax parcel 6744388 extended and the western right of way line of Spicer Street, thence in a northerly direction along the western right of way line of Spicer Street to a point, said point being the intersection of the western right of way line of Spicer Street and the northern property line of Summit County tax parcel no. 6757721 extended in a westerly direction, thence in an easterly direction along the extended northern property line of the aforementioned tax parcel, and the northern property line of this parcel and Summit County tax parcels 6716109, 6821964, 6702789, and 6819535 to a point, said point being the intersection of the northern property line of Summit County tax parcel 6819535 extended in an easterly direction and the western right of way line of U.S Highway Route 8, thence in a southerly direction along the western right of way line of U.S Highway Route 8 to a point, said point being the intersection of the western right of way line of U.S. Highway Route 8 and the southern property line of Summit County tax parcel 6835968 extended in an easterly direction, thence along the southern property line extended of the aforementioned parcel, and the southern property line of this parcel and Summit County tax parcels 6820985, 6808778, 6808779, 6737641, 6806732, 6829622, 6810693, 6726804, 6736109, 6736108, 6824125, 6817842 6707621, 6818400, 6739668, 6838695, and 6812695 to a point, said point being the intersection of the southern property line of Summit County tax parcel no. 6812695 extended in a westerly direction, and the eastern right of way line of Spicer Street, thence in a southerly direction along the eastern right of way line of Spicer Street to a point, said point being the intersection of the eastern right of way line of Spicer Street and the southern right of way line of Power Street extended in an easterly direction, thence in a westerly direction along the southern right of way line of Power Street to a point, said point being the intersection of the southern right of way line of Power Street and the western right of way line of Brown Street, thence in a northerly direction along the western right of way line of Brown Street to a point, said point being the point of beginning. All being in the City of Akron, County of Summit, State of Ohio and containing approximately 40.56 acres, more or less.

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MAPS

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Map 5	Spicertown Renewal Area Proposed Land Use
Map 6	Spicertown Renewal Area Proposed Zoning
Map 7	Spicertown Renewal Area Proposed Land Acquisition

SPICERTOWN URBAN RENEWAL PLAN

I. Location of the Spicertown Urban Renewal Area

The Spicertown Renewal Area is located in the City of Akron, County of Summit, State of Ohio, and is bounded as shown on Map 2 and as described in Exhibit 1, attached hereto. The Renewal Area consists of approximately 40.56 acres situated on the central east side of the City of Akron and generally bounded by Exchange Street, U.S. Route 8, Gage and Power Streets, and Brown Street.

II. Statement of Purpose; Action Area Concept

A. Introduction

The City has approved this Plan as part of carrying out the City's public purpose of elimination and prevention of recurrence of blight in the Plan area. This Plan is an "urban renewal plan" within the meaning of O.R.C. Section 725.01.

B. Public Purpose and Policy

The City of Akron proposes to carry out the urban renewal project activities provided in this Plan in order to carry out the City's public purpose of elimination of existing conditions of blight and deterioration, and to obtain redevelopment pursuant to the Plan in order to prevent the recurrence or spread of conditions of blight and deterioration.

In the 1960's and 1970's the availability of large federal grants enabled cities to establish urban renewal areas and to carry out land acquisition, demolition and clearance, and public improvement activities pursuant to Urban Renewal Plans in blighted areas, regardless of whether any significant redevelopment interest existed for the redevelopment of such areas. One result of such "old style" urban renewal was that many individual parcels were acquired, cleared and assembled into large vacant undeveloped tracts by cities, which tracts then lay dormant and fallow for years, waiting the awakening of redeveloper interest in the redevelopment of such assembled tracts.

Today, large federal and state grants are generally not available to cities such as Akron to enable the City to finance its activities in a proposed urban renewal plan area. However, the State of Ohio has authorized the use of urban renewal tax increment financing by Akron and other Ohio cities, to

help the City financing the cost of its proposed urban renewal acquisition, clearance and public improvements activities, to enable the City to carry out its public purpose of elimination and prevention of recurrence of blight in areas designated by City Council. The viability and effectiveness of such urban renewal tax increment financing is dependant upon the City's ability to enter into Redevelopment Agreements satisfactory to the City with one or more credit worthy redevelopers in the Plan Area.

Accordingly, based upon the lessons learned from "old style" urban renewal, and based upon the City's desire to avoid establishing an Urban Renewal Area that will not redevelop, and based upon the City's need to rely upon State authorized urban renewal tax increment financing to the maximum extent feasible, it is the City's policy to adopt urban renewal plans in areas where the City expects that it will be able to enter into one or more redevelopment agreements satisfactory to the City with credit-worthy redevelopers, to provide for redevelopment of a satisfactory portion of the total Plan Area. It will be the City's policy to use such redevelopment agreements as a foundation for urban renewal tax increment financing that will enable the City to finance part of its costs of urban renewal activities in the urban renewal plan area.

Consistent with this policy, in the Spicertown Urban Renewal Area, the City intends to proceed to negotiate and enter into one or more redevelopment agreements satisfactory to the City with entities satisfactory to the City, to provide for private redevelopment in accordance with the Plan of certain properties now owned or expected to be owned by them, and to provide for supporting public infrastructure improvements by the City, all of which will carry out the City's public purpose of elimination and prevention of the recurrence of blight.

C. Action Area Concept

The City intends to carry out its urban renewal activities in the Renewal Area in stages, within designated Action Areas. Accordingly, this Plan includes the designation of Action Area No. A. The City will undertake land acquisition, demolition and clearance, disposition for redevelopment, and other urban renewal project activities only in Action Area No. A, which Action Area is designated on Maps No. 2 through 7. A future Action Area may be designated, if City Council determines such designation is needed to carry out the City's public purpose of elimination of blight and prevention of recurrence of blight. The designation of any additional Action Area would be accomplished by a future amendment to this Plan; any such designation and amendment by the Planning Commission, and after the holding of a public hearing thereon by the City Council, and any such Plan amendment and designation of any such additional action area will require approval by legislative action of the City Council.

III. Statement of Development Objectives to be Achieved by the Project

The goals of the City of Akron in undertaking the project are: 1) to eliminate blight and to prevent recurrence of blight; 2) to enable the expansion and development of a new market-rate housing to serve residents of Akron; 3) assemble and redevelop East Exchange Street parcels with consolidated retail development and parking which meets current market and design requirements. Specific objectives are proposed to guide and direct urban renewal activities and redevelopment.

To carry out project's goals, the following specific objectives are proposed:

A. Land Use Objective

Enhance the viability of the Spicertown Urban Renewal Area by encouraging land uses that are compatible with a residential area, including retail and some attendant commercial use along Exchange Street.

1. Remove blighted and incompatible properties within the project area that are deteriorated, or a threat to the public health, safety and general welfare.
2. Provide suitable redevelopment sites for the construction of single family and townhouse dwelling units and supporting retail use.
3. Prohibit incompatible uses from locating in the project area.

B. Environmental Objective

Develop an attractive and visually improved environment, which is consistent with the Spicertown Urban Renewal Plan:

1. Remove properties which are poorly maintained, deteriorated and attract nuisance activity that detract from residential and retail use within the renewal area, and are detrimental to the health, safety and welfare of the general public and persons who pass through the area.
2. Improve traffic flow and safety along East Exchange Street retail area by reducing vehicular ingress-egress points and encouraging common vehicular access point for retail development.

IV. Types of Proposed Renewal Actions

Proposed renewal actions to be carried out by the City following adoption of the renewal plan may include acquisition and clearance of property, the sale or lease of land for redevelopment, construction of supporting infrastructure,

vacation of streets and other rights of way, and additional actions to support residential facilities, and accessory and support uses or retail activity. Redevelopment sites controlled by the City are to be acquired by agreements with the City setting forth permitted uses, use restrictions and development requirements.

V. Land Use Plan

A. Permitted Land Uses

In order to achieve the objectives of this Urban Renewal Plan, the proposed land use within the Spicertown Urban Renewal Area are classified under Retail and Single Family, and Unified Planned Development District (UPD) residential single family and/or townhouse Use districts. The Single Family and UPD district may be low density (4-9 units per acre), medium density (10-15 units per acre), or high density (16 or more per acre). Land Use Plan Map 5 depicts permitted land use in the area.

B. Zoning

1. Existing Zoning Map

The existing zoning for the Spicertown Urban Renewal Area is Apartment (U2) and Retail (UPD25 and U3). Zoning Map 4 indicates existing zoning.

2. Proposed Zoning

It is proposed that the area be zoned Retail (UPD25 and U3), residential single family (U1), and UPD. Map 6 indicates proposed zoning.

C. Additional Development Standards and Regulations

In addition to complying with the development standards and regulations set forth in the Akron Zoning Code, development in the Spicertown Urban Renewal Area shall comply with the following:

1. Parking Facilities

The design, layout and access to off-street parking shall be reviewed and approved by the City. All parking and service areas shall be paved.

2. Outdoor Advertising Displays

No outdoor advertising display of any nature shall be placed, erected or located in the Spicertown Urban Renewal Area.

3. On-Premise Exterior Signs

The following guidelines apply to all exterior signage in the Spicertown Urban Renewal Area.

- a. Signage shall be a permanent part of the overall building or landscape design; pole signs are prohibited.
- b. All signage materials shall be compatible with building materials and colors.
- c. Mechanically moving signage or flashing lights shall be prohibited.
- d. A sign may not project above the roof of a structure to which it is affixed.
- e. Any new signs or replacement of existing signs shall be reviewed by the Urban Design and Historic Preservation Commission and receive the approval of the Akron City Planning Commission.

4. Utilities

All new construction private and public utilities will be placed underground.

5. Building Design

Construction of any new buildings within the Spicertown Urban Renewal Area shall be reviewed by the Urban Design and Historic Preservation Commission and receive the approval of the Akron City Planning Commission.

6. Building Materials

For business structures all building materials shall include substantial split face block or brick materials. Residential structures shall include substantial masonry materials, including all masonry at the ground level. All materials shall be subject to approval by the City.

7. Positioning of Primary Buildings

Building service areas should not be visible from public streets.

8. On Site Trash Storage

On site trash materials shall be stored in a structure(s) that match the

materials of the primary buildings.

9. Access

The Traffic Engineer shall approve vehicular ingress and egress to buildings and parking areas. To the maximum extent feasible common vehicular ingress and egress points will be provided for retail and residential development.

10. Exterior Lighting

All public exterior area shall be well lighted in a manner suitable for the intended use. Lighting should be adequate for the intended use, but should be sited and of such a nature as to not be intrusive into surrounding areas.

11. Storm Water Management

The developer shall submit a storm water management plan to control the run-off, siltation and sedimentation during construction and to control the run-off after the development is completed. The plan is to be consistent with all the requirements of Section 192.101-.114 of the Code of Ordinances and is to be subject to the approval of the Bureau of Engineering and submitted prior to the issuance of any building permits.

VI. Project Proposals

A. Land Acquisition

1. Identification of real property proposed to be acquired in Action Area 1:

Map 7 and Table 1 indicate the parcels identified for acquisition in Action Area A.

2. Conditions under which Properties Not Identified to be Acquired may be Acquired.

Properties that are severely deteriorated (substandard or major deterioration) may be acquired in order to remove conditions of blight that constitute a threat to health, safety, and welfare in the area. Structures that are not substandard, or in a state of major deterioration, may be acquired when they are necessary for public improvements, or when their acquisition is necessary in order to carry out the development goals of the plan, and to permit proper and orderly development in the project area.

B. Rehabilitation and Conservation

Properties not identified for acquisition may be rehabilitated provided they meet the land use objectives of this Plan and applicable state and local codes.

C. Redeveloper's Obligations

Redevelopment within the Spicertown Urban Renewal Area on land to be acquired by the City shall be restricted by a Lease Agreement or Development Agreement executed by the City and the Redeveloper. The Lease Agreement or Development Agreement and project reviews and approval shall apply to all of the Redeveloper's contiguous property within the urban renewal area. The Lease Agreement or Development Agreement shall include the following provisions:

1. The Redeveloper shall submit site plans and building plans to the City of Akron, Department of Planning and Urban Development. The Urban Design and Historic Preservation Commission shall review and Planning Commission shall approve these plans, prior to commencement of construction, to determine compliance of such plans with the Renewal Plan. It is expressly understood that approval of any plans by the City of Akron applies to any and all features shown thereon; and that any subsequent additions, deletions, or other modifications thereof are required to be submitted by the developer before construction of such modifications can begin.
2. The Redeveloper shall commence rehabilitation or new construction on land acquired by the City and conveyed to the Redeveloper within 12 months after conveyance.
3. The Redeveloper shall agree that no covenant, agreement, lease conveyance or other instrument relating to the property shall be effected or executed on the basis or race, creed, color, sex or national origin in the sale, lease, use or occupancy thereof.
4. The Redeveloper shall maintain the structure and facilities in accordance with all codes and ordinances of the City of Akron.

VII. Other Provisions

A. Relationship to Local Objectives

The Urban Renewal Plan proposals are based on planning objectives for the City of Akron as expressed in the General Plan and Workable Program. The Renewal Plan provides for the redevelopment of the project area in a

manner that will promote the public health, safety, morals and welfare.

The acquisition and elimination of blighted conditions and the prevention of the recurrence of blight will benefit the general public and the business and property owners adjacent to the Spicertown Urban Renewal Area.

The land use proposals of the plan will provide for development of residential, retail, attendant facilities and parking.

B. Relocation Plan

Should action by the City result in displacement of any residents, the relocation of displaced individuals, or families will be carried out in conformance with the City of Akron Relocation Plan and Activity Program.

VIII. Other Development Provision

A. Duration of the Renewal Plan Restrictions

The Renewal Plan and/or modification thereof shall be in force and effect for a period of 40 years from the date of approval of this Renewal Plan by the City of Akron. The termination of this Renewal Plan shall in no way permit the project land or any part thereof to be restricted on the basis of race, creed, color, sex, or national origin in the sale, use, or occupancy thereof; nor shall it permit the practice of discrimination based on race, creed, color, sex, or national origin.

B. Provisions for Amending Approved Plan

The City Planning Commission and City Council may amend this Renewal Plan from time to time upon approval.

IX. Legislation to be Utilized to Fulfill Plan Objectives

A. Ohio Revised Code: Urban Redevelopment Tax Increment Equivalent (Section 5709.41 to 5709.43)

Tax increment financing, as permitted by the provisions of the above statutes, will assist the City in paying for improvements that will be undertaken within the Spicertown Renewal Area and other public improvements and costs necessary to accomplish the goals of the City's General Plan. Sections 5709.41 to 5709.43 permit the City to declare that improvements made on real property owned by the City and sold or leased to a developer to be a "public purpose" and exempt from real property taxation for up to 30 years. The City can thereafter require the owner of any structure constructed on the parcel to make annual service payments in-lieu

of taxes to the City. Chapter 725 permits the City to exempt from real property taxation the portion of the assessed valuation of improvements constructed pursuant to a development agreement. The City can thereafter require the owner of the improvements constructed on the parcel to make annual service payments in-lieu- of taxes to the City.

Conditions described in the Eligibility Report for the Spicertown Urban Renewal Area also meet the definition of "blighted" as contained in Section 1728.01 of the Ohio Revised Code.

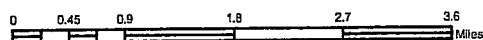
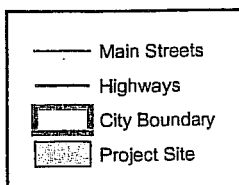
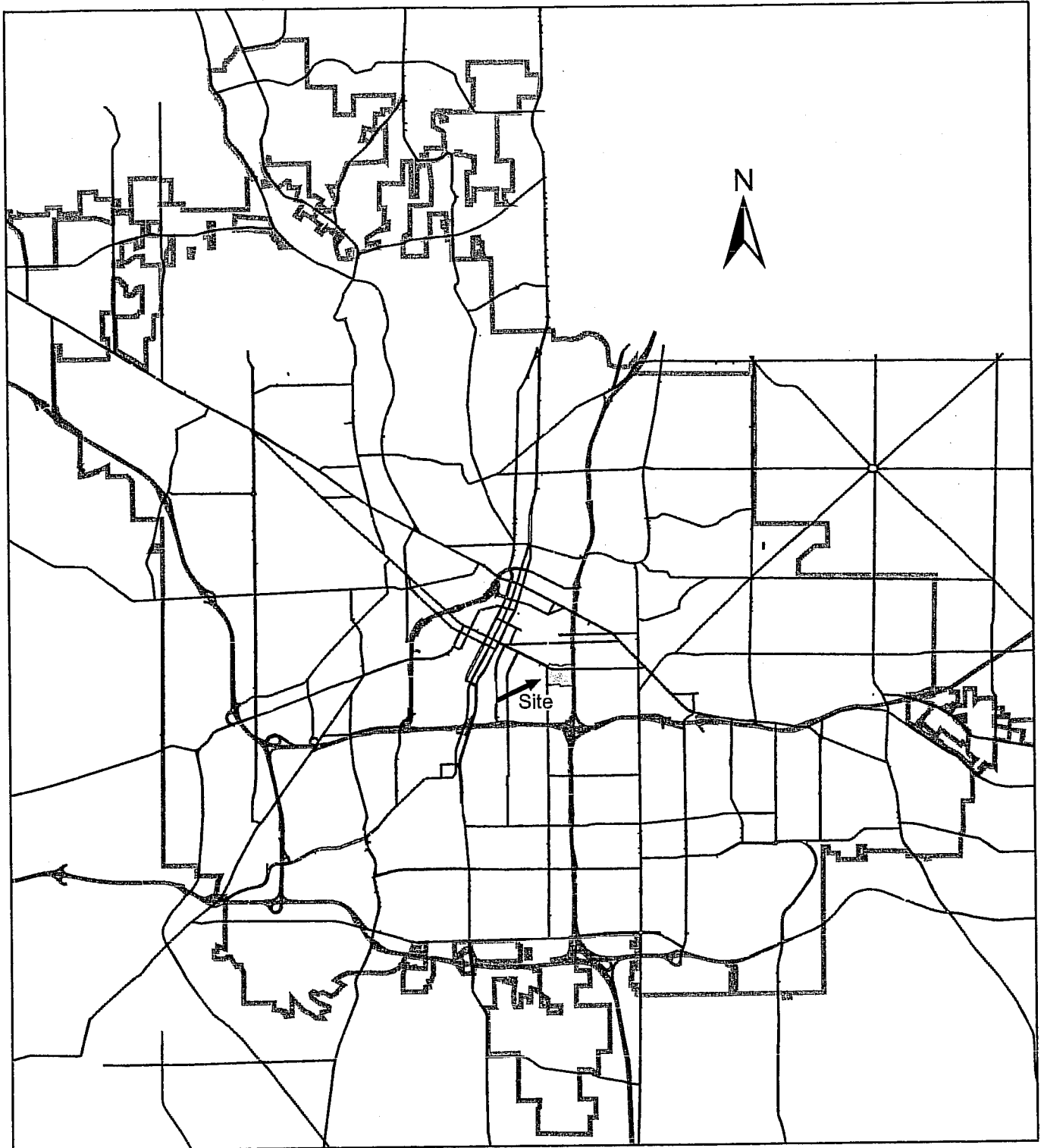
Table 1

**Spicertown Renewal Area
Proposed Property Acquisitions**

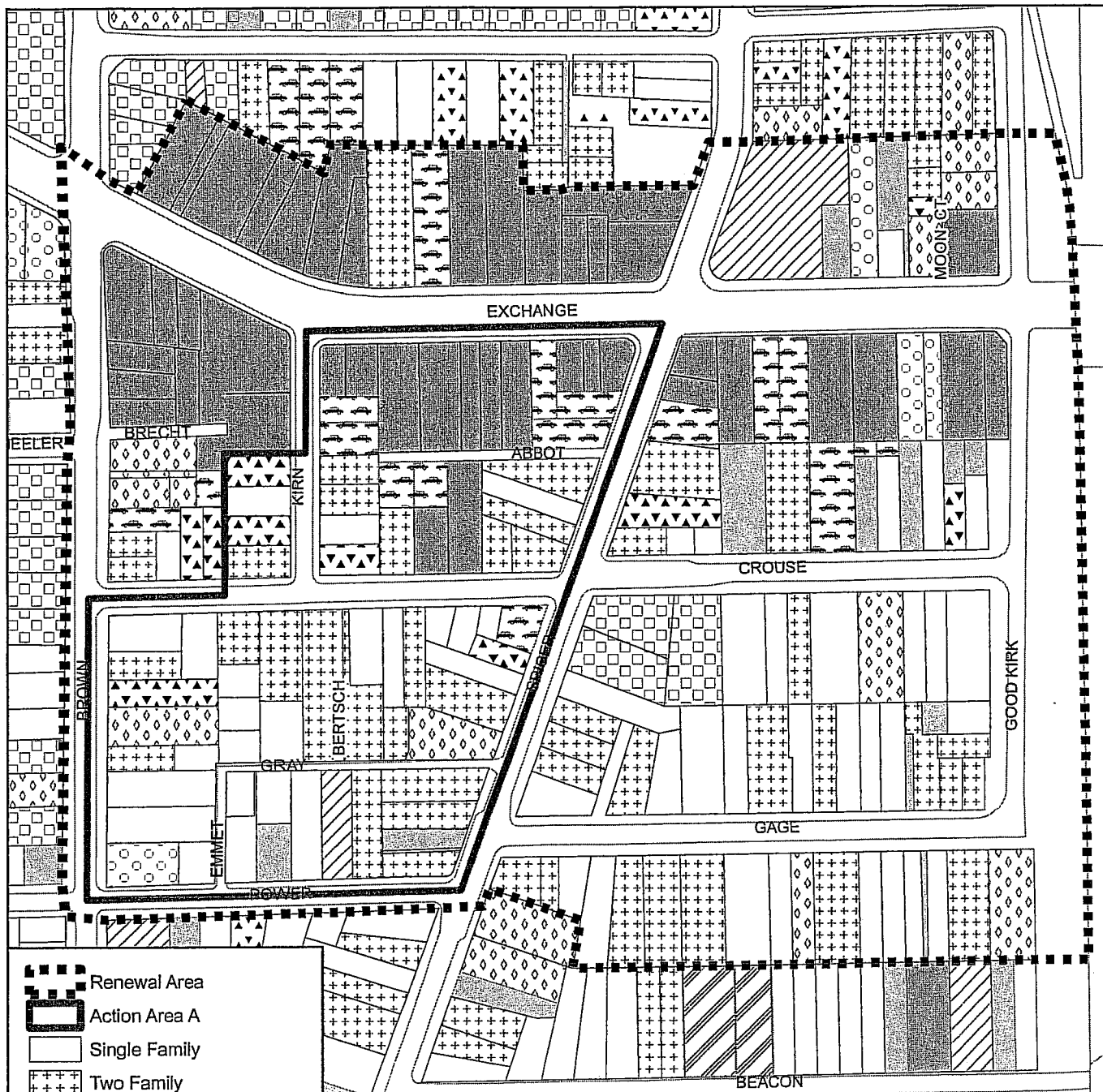
Address	Parcel	Owner
443 Brown Street	6845031	R. Carter
445 Brown Street	6810690	R. Carter
455 Brown Street	6844202	F. & I. Zupancia
412 Crouse Street	6840381	C. Riccillo
428 Crouse Street	6704628	W. Higgins
432 Crouse Street	6704629	W. Higgins
422 East Exchange Street	6730349	A. Lorenzo
426 East Exchange Street	6811450	A. Lorenzo
440 East Exchange Street	6722900	Fernando Ltd.
444 East Exchange Street	6719251	G. Istocki
455 Emmitt Court	6833042	J. Herrman
405 Kirn Street	6834163	A. Lorenzo
411 Kirn Street	6838577	J. Abukhaled
414 Kirn Street	6823611	W. & B. Flask
417 Kirn Street	6712489	R. Marshall & T. Williams
420 Kirn Street	6733499	R. Rogers et. al.
421 Kirn Street	6816439	K. & A. Ruffner
424 Kirn Street	6840238	J. Crawley
425 Kirn Street	6816437	R. & J. Byers
430 Spicer Street	6836197	E. Espranza Ltd
434 Spicer Street	6804159	L & N. Lore

Map 1

Spicertown Renewal Area Project Location



Spicertown Renewal Area Existing Land Use



- Renewal Area
- Action Area A
- Single Family
- Two Family
- Three Family
- Apartment
- Office
- Retail
- Commercial
- Industrial
- Parks & Recreation
- Public Facilities & Utilities
- Vacant
- Parking

0 200 400
Feet



Spicertown Renewal Area Existing Zoning



Renewal Area

Action Area A

Zoning Districts

Apartment

Retail

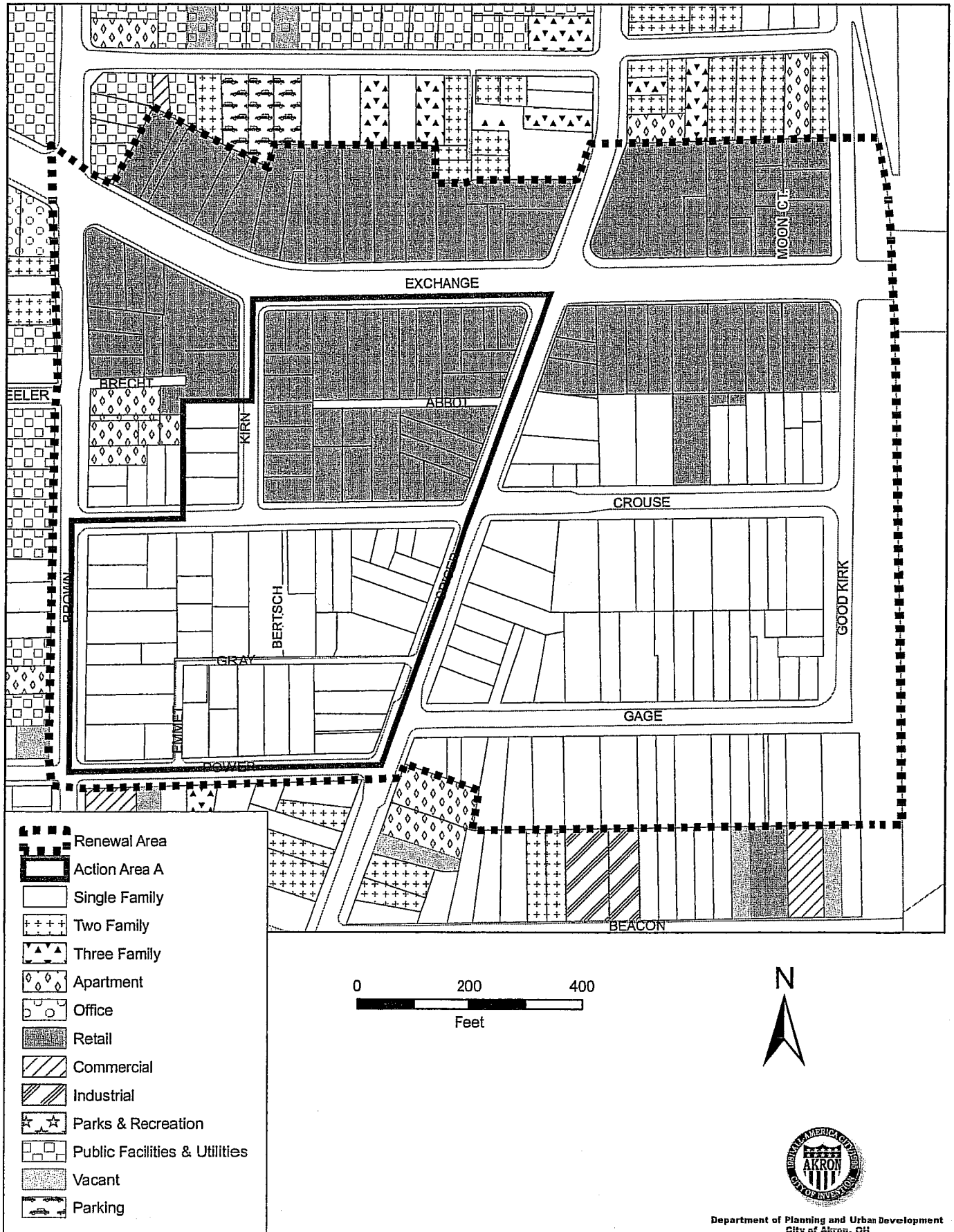
Commercial

University

UPD-25



Spicertown Renewal Area Proposed Land Use



Spicertown Renewal Area Proposed Zoning



Renewal Area

Action Area A

Zoning Districts

Single Family

Apartment

Retail

Commercial

University

UPD

0 200 400
Feet



Spicertown Renewal Area Property to be Acquired

